

1 BILL NO. Z-86-06-17 (AS AMENDED)  
2

3 ZONING MAP ORDINANCE NO. Z-  
4

5 AN ORDINANCE amending the City of  
6 Fort Wayne Zoning Map No. F-2.  
7

8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY  
9 OF FORT WAYNE, INDIANA:  
10

11 SECTION 1. That the area described as follows is  
12 hereby designated B-1-B (Limited Business) District under  
13 the terms of Chapter 33 of the Code of the City of Fort  
14 Wayne, Indiana of 1974:  
15

16 PARCEL NO. 1  
17

18 PART OF LAGRO RESERVE in Township 30 North, Range 12  
19 East in Allen County, Indiana, in particular described  
20 as follows to-wit:  
21

22 Commencing at the intersection of the North line of  
23 Section 8 in Township 30 North, Range 12 East, also  
24 defined as the centerline of the Illinois Road, with  
25 the West line of LAGRO RESERVE; thence South on the  
26 West line of said  
27 Reserve, a distance of 456.4 feet; thence East by a  
28 deflection left of 90 degrees 20 minutes, a distance of  
29 100.0 feet; thence North and parallel to the West line  
30 of said LAGRO RESERVE, a distance of 455.8 feet to the  
31 North line of said Section 8; thence West along the  
32 line aforesaid, a distance of 100.0 feet to the place  
of beginning; containing 1.407 acres of land.

EXCEPT 65 feet off the North end thereof as occupied by  
State Road No. 14 or Illinois Road.

PARCEL NO. 2

Part of the Northwest Quarter of Section 8, Township 30  
North, Range 12 East, in Allen County, Indiana, more  
particularly described as follows:

Beginning at a point on the North line of the Northwest  
Quarter of Section 8, Township 30 North, Range 12 East,  
in Allen County, Indiana, said point being located  
129.5 feet east of the Northwest corner of the  
Northwest Quarter of Section 8-30-12; thence east along  
the North line of the Northwest Quarter of Section  
8-30-12, a distance of 75 feet; thence south and  
parallel to the West line of the Northwest Quarter of  
Section 8-30-12, a distance of 468 feet; thence west  
and parallel to the North line of the Northwest Quarter  
of Section 8-30-12, a distance of 75 feet; thence north  
and parallel to the West line of the Northwest Quarter  
of Section 8-30-12, a distance of 468 feet to the point  
of beginning, containing 0.81 acres more or less and



subject to road rights of way and easements.

PARCEL NO. 3

The East 53.5 feet of the South 163.0 feet of the North 468.0 feet of the Northeast Quarter of Section 7, Township 30 North, Range 12 East, in Allen County, Indiana;

ALSO, the West 129.5 feet of the South 163.0 feet of the North 468.0 feet of the Northwest Quarter of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana;

The subject parcel has an actual width as held by possession lines of 181.9 feet and contains 0.681 acres, more or less,

and the symbols of the City of Fort Wayne Zoning Map No. F-2, as established by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

\_\_\_\_\_  
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
BRUCE O. BOXBERGER, CITY ATTORNEY

FOX RIVER BOND  
25% COTTON



BILL NO. Z-86-04-17

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

AN ORDINANCE amending the City of  
Fort Wayne Zoning Map No. F-2.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is  
hereby designated B-3-B (General Business) District under  
the terms of Chapter 33 of the Code of the City of Fort  
Wayne, Indiana of 1974:

PARCEL NO. 1

PART OF LAGRO RESERVE in Township 30 North, Range 12  
East in Allen County, Indiana, in particular described  
as follows to-wit:

Commencing at the intersection of the North line of  
Section 8 in Township 30 North, Range 12 East, also  
defined as the centerline of the Illinois Road, with  
the West line of LAGRO RESERVE; thence South on the  
West line of said  
Reserve, a distance of 456.4 feet; thence East by a  
deflection left of 90 degrees 20 minutes, a distance of  
100.0 feet; thence North and parallel to the West line  
of said LAGRO RESERVE, a distance of 455.8 feet to the  
North line of said Section 8; thence West along the  
line aforesaid, a distance of 100.0 feet to the place  
of beginning; containing 1.407 acres of land.

EXCEPT 65 feet off the North end thereof as occupied by  
State Road No. 14 or Illinois Road.

PARCEL NO. 2

Part of the Northwest Quarter of Section 8, Township 30  
North, Range 12 East, in Allen County, Indiana, more  
particularly described as follows:

Beginning at a point on the North line of the Northwest  
Quarter of Section 8, Township 30 North, Range 12 East,  
in Allen County, Indiana, said point being located  
129.5 feet east of the Northwest corner of the North-  
west Quarter of Section 8-30-12; thence east along the  
North line of the Northwest Quarter of Section 8-30-12,  
a distance of 75 feet; thence south and parallel to the  
West line of the Northwest Quarter of Section 8-30-12,  
a distance of 468 feet; thence west and parallel to the  
North line of the Northwest Quarter of Section 8-30-12,  
a distance of 75 feet; thence north and parallel  
to the West line of the Northwest Quarter of Section



8-30-12, a distance of 468 feet to the point of beginning, containing 0.81 acres more or less and subject to road rights of way and easements.

PARCEL NO. 3


The East 53.5 feet of the South 163.0 feet of the North 468.0 feet of the Northeast Quarter of Section 7, Township 30 North, Range 12 East, in Allen County, Indiana;

ALSO, the West 129.5 feet of the South 163.0 feet of the North 468.0 feet of the Northwest Quarter of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana;

The subject parcel has an actual width as held by possession lines of 181.9 feet and contains 0.681 acres, more or less,

and the symbols of the City of Fort Wayne Zoning Map No. F-2, as established by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

  
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:

  
BRUCE O. BOXBERGER, CITY ATTORNEY



Read the first time in full and on motion by Eisbart  
seconded by Stur, and duly adopted, read the second time  
by title and referred to the Committee Regulation (and the  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

DATE: 9-23-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the ~~third~~ time in full and on motion by Bradbury  
seconded by Eisbart, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	_____	_____	_____	<u>✓</u>	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: 2-24-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL)  
(SPECIAL) (~~ZONING MAP~~) <sup>ordinance</sup> ORDINANCE (RESOLUTION) NO. 3-01-87  
on the 24th day of February, 1987

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL) Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana  
on the 25th day of February, 1987  
at the hour of 11:00 o'clock PM M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of February  
1987, at the hour of 9:00 o'clock A M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



Prescribed by State Board of Accounts

A.E. BOYCE CO., MUNCIE, IND. GENERAL FORM NO. 352

# RECEIPT

No 1130

COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND., 8/15 1986

RECEIVED FROM Eugene Adams, Inc. \$ 50.00

THE SUM OF Fifty DOLLARS

ON ACCOUNT OF 526, Illinois Road

RE Zoning

Dmg  
AUTHORIZED SIGNATURE



RECEIPT NO. \_\_\_\_\_

DATE FILED \_\_\_\_\_

INTENDED USE \_\_\_\_\_

THIS IS TO BE FILED IN DUPLICATE

I/We Ewing-Adams Development, Inc. and Ewing Nursery & Landscaping, Inc.  
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne  
Indiana, by reclassifying from a/an R-A District to a/an B-3B  
District the property described as follows:

(see attachment)

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

5221 Illinois Road, Fort Wayne, Indiana

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one  
percentum (51%) or more of the property described in this petition.

Ewing-Adams Development, Inc. 5221 Illinois Road  
Fort Wayne, In.

Ewing Nursery & Landscaping, 5221 Illinois Road  
Inc. Fort Wayne, In.

Glenn W. Adams - \*

Glenn W. Adams - \*  
President

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_  
(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

James E. Springer, P.C.

2310 Ft. Wayne Natl. Bank Bldg.

424-1169

(Name)

(Address & Zip Code) 46802 (Telephone Number)

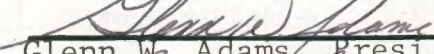
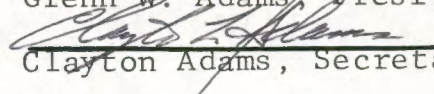
COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning  
and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street,  
Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.



Legal Description of property to be rezoned.

Owners of Property

Ewing-Adams Development, Inc.	5221 Illinois Road Fort Wayne, In.	 Glenn W. Adams, Presi.
Ewing Nursery & Landscaping Inc.	5221 Illinois Road Fort Wayne, In.	 Clayton Adams, Secreta
(Name)	(Address)	(Signature)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

NOTICE:

FILING OF THIS APPLICATION GRANTS THE CITY OF FORT WAYNE PERMISSION TO POST "OFFICIAL NOTICE" ON THE PETITIONED PROPERTY.

FAILURE TO POST, OR TO MAINTAIN POSTING CAN PREVENT THE PUBLIC HEARING FROM BEING HELD.



PARCEL NO. 1

PART OF LAGRO RESERVE in Township 30 North, Range 12 East in Allen County, Indiana, in particular described as follows to-wit:

Commencing at the intersection of the North line of Section 8 in Township 30 North, Range 12 East, also defined as the centerline of the Illinois Road, with the West line of LAGRO RESERVE; thence South on the West line of said Reserve, a distance of 456.4 feet; thence East by a deflection left of 90 degrees 20 minutes, a distance of 100.0 feet; thence North and parallel to the West line of said LAGRO RESERVE, a distance of 455.8 feet to the North line of said Section 8; thence West along the line aforesaid, a distance of 100.0 feet to the place of beginning; containing 1.407 acres of land.

EXCEPT 65 feet off the North end thereof as occupied by State Road No. 14 or Illinois Road.

PARCEL NO. 2

Part of the Northwest Quarter of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Northwest Quarter of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana, said point being located 129.5 feet east of the Northwest corner of the Northwest Quarter of Section 8-30-12; thence east along the North line of the Northwest Quarter of Section 8-30-12, a distance of 75 feet; thence south and parallel to the West line of the Northwest Quarter of Section 8-30-12, a distance of 468 feet; thence west and parallel to the North line of the Northwest Quarter of Section 8-30-12, a distance of 75 feet; thence north and parallel to the West line of the Northwest Quarter of Section 8-30-12, a distance of 468 feet to the point of beginning, containing 0.81 acres more or less and subject to road rights of way and easements.

PARCEL NO. 3

The East 53.5 feet of the South 163.0 feet of the North 468.0 feet of the Northeast Quarter of Section 7, Township 30 North, Range 12 East, in Allen County, Indiana;

ALSO, the West 129.5 feet of the South 163.0 feet of the North 468.0 feet of the Northwest Quarter of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana;

The subject parcel has an actual width as held by possession lines of 181.9 feet and contains 0.681 acres, more or less.



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on September 23, 1986, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-86-09-17; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on September 15, 1986.

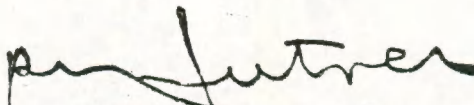
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 22, 1986.

Certified and signed this  
2nd day of February 1987.



Robert Hutner  
Secretary



# Division of Community Development & Planning

**PROJECT**

G-87-02-03

**BILL NUMBER**

**BRIEF TITLE**

**APPROVAL DEADLINE**

**REASON**

2005 Transportation Plan

## DETAILS

**Specific Location and/or Address**

**Reason for Project**

Update of the Year 2000 Transportation Plan as an amendment to the Comprehensive Plan.

**Discussion (Including relationship to other Council actions)**

20 October 1986 - Public Hearing

See attached minutes from public hearing.

22 December 1986 - Business Meeting

Motion was made to conditionally approve the 2005 Transportation Plan, motion carried.

Of the seven (7) members present six (6) voted in favor one (1) did not vote.

NOTE: Approval was given upon the recommendations as stated in the attached Staff Report.

## POSITIONS

## RECOMMENDATIONS

**Sponsor**

City Plan Commission

**Area Affected**

City Wide

Other Areas

**Applicants/  
Proponents**

**Applicant(s)**

City Department

Other

**Opponents**

Groups or Individuals

Basis of Opposition

**Staff  
Recommendation**

☒ For

☐ Against

Reason Against

**Board or  
Commission  
Recommendation**

**By**

☒ For

☐ Against

☐ No Action Taken

☐ For with revisions to conditions  
(See Details column for conditions)

**CITY COUNCIL  
ACTIONS**  
(For Council  
use only)

☐ Pass

☐ Other

☐ Pass (as  
amended)

☐ Hold

☐ Council Sub.

☐ Do not pass



# DETAILS

## POLICY / PROGRAM IMPACT

Policy or  
Program  
Change

☐

No

☐

Yes

Operational  
Impact  
Assessment

(This space for further discussion)

Project Start

Date

Projected Completion or Occupancy

Date

6 January 1987

Fact Sheet Prepared by

Date

12 February 1987

Patricia Biancaniello

Reviewed by

Date

Feb 13, 1987

Reference or Case Number



5. Public Hearing on the "2005" Transportation Plan

Eli Samaan, with NIRCC, appeared before the Commission he stated that this Plan is an update of the Year "2000" Plan. He stated approximately one year ago the Urban Transportation Advisory Board, with the assistance of the Transportation Technical Committee, worked on updating the Year "2000" Plan, which was adopted by the Commission and City Council about 5 years ago. He had a diagram showing what the new recommendations were in the new Plan. He stated that the Plan obviously includes the By-Pass around Fort Wayne and New Haven, it includes all old projects that have been with us for many years, such as Ardmore, the Maplecrest Corridor, it includes improvement of the St. Joe Road, State Road #37 in the northeast part of town, St. Joe Center Road, Washington Center Road, east-west direction, Lima Road. He state a new one is U.S. #33 close to Cook Road where some industrial parks are being created. He stated that there are some new projects such as the Dalman Road, Ardmore to the South, grade separation close to Baer Field Thruway, State Route #14 where some developments will occur, U.S. #30 east of New Haven where the State is planning to do it. He stated that these were the highlights of the Plan. He then pointed out the additions to the Plan. He stated they have added U.S. #33 by Fortmeyers all the way to Cook Road, Coldwater Road from Northrup High School to the north, St. Joe Center Road from St. Joe Road to Clinton Street. He stated you also have U.S. #30 in New Haven, a new section of road to extend Bueter Road, where the old Harvester plant goes thru this to the south and follow the railroad to Moeller and Meyer Roads. He stated they have a section between Main and Ardmore and they have a section north on Ferguson Road just north of Baer Field Terminal from Indianapolis Road all the way to the airport. He stated they have a grade separation on Lafayette close to the Post Office. He stated



those are basically the additions to the Plan. He stated they have also deleted some things. He stated they have deleted Wells Streets since the city narrowed it and upgraded the area. Broadway the city has done similar things to it so it was also deleted. He stated they have deleted Hessen Cassel from Wayne Trace all the way south, also Crescent Avenue - from Vance to State. He stated they also deleted Lake Avenue east of Reed Road from Maplecrest to Reed and some of Maplecrest Road. He stated that basically - in summary - this is what the Plan is about.

V.C. Seth, Director of Planning appeared before the Commission and stated the Plan Commission staff's recommendations to the Plan. These recommendation are attached as Exhibit "A".

Ed Rinehart, a member of the Board of Directors of the North Anthony Neighborhood Association appeared before the Commission in opposition to the Plan where it widens a section of North Anthony Bl. Mr. Rinehart stated that the neighborhood on both sides of North Anthony Bl from the river north to Lake Avenue is a good stable neighborhood. He stated that Mayor Moses had stated in a press conference that if we widen that portion of North Anthony it is of necessity going to cause a deterioration in that neighborhood and for that reason the association vigorously opposes that widening.

An area resident living in the 1300 Block of North Anthony since 1969 appeared before the Commission. He stated that he wanted to go on record as agreeing with all of the comments made by Mr. Rinehart and was opposed to the widening of North Anthony in this area.

Lana Taylor, a member of the Board of Directors of the North Anthony Neighborhood Association stated that she too wanted to express her opposition of the widening of North Anthony Bl from the river north to Lake Avenue. She stated that widening it in this area would encourage the widening the rest of the street. She stated that she wanted to state that she too agreed with Mr. Rinehart statements.

Ben Eisbart questioned if Mr. Samaan had any rebuttal to the comments made.

Mr. Samaan stated that he was simply there to clarify the Plan to the public, he was not there to speak either for or against.

There was no one present who wished to speak in favor of or in opposition to the proposed "2005" Transportation Plan.

ADJOURNMENT:



**PROPOSAL:** Year 2005 Fort Wayne-New Haven-Allen County Transportation Plan Update for the Comprehensive Plan (NIRCC)

**APPLICANT:** The Northeastern Indiana Regional Coordinating Council

**PLANNING STAFF DISCUSSION:**

This plan is a revision of the "Year 2000 Fort Wayne-New Haven-Allen County Transportation Plan" that was adopted by the City Council in July, 1981. A list of changed street designations is attached for your information.

The action of the Plan Commission and City Council will amend the city's Comprehensive Plan in as much as it replaces the "Year 2000 Transportation Plan" with the updated 2005 Transportation Plan.

Generally, many appropriate changes have been made to the plan by the Urban Transportation Advisory Board, which is the recommending body to NIRCC. However, the planning staff feels that the following additional changes should be made to this plan.

**RECOMMENDATION:**

1. Anthony Boulevard from Berry Street to Vance Avenue be changed from arterial to collector designation.

This portion of Anthony Boulevard is located within stable residential areas. It is the opinion of the Planning staff that if it is retained as an arterial it will be eventually widened to four lanes. The widening of Anthony Boulevard would adversely impact these residential areas, similar to what happened to the East Central residential neighborhoods.

We would also like to point out that in the last 12 years some 23 million dollars of CDBG funds have been spent in shoring up the declining residential neighborhoods, excluding other tax supported capital improvement projects. Further, it is in the best interest of the city and county to prevent deterioration that may occur in these areas because of the street widening, which would be counterproductive to our efforts to protect residential areas.

2. Delete the widening of Anthony Boulevard to four lanes from Maumee River to State Boulevard for the reasons stated in item (1) above.
3. Crescent Avenue from Lake Avenue to Vance Avenue be changed from arterial to collector, for the same reasons stated in item (1) above.



4. Calhoun Street between Washington Boulevard and Berry Street be changed from arterial to local. Part of this street is the Transit Mall and closed to automobile traffic except for buses and emergency vehicles.
5. Berry and Wayne Streets from Broadway to Thieme Drive be changed from arterial to local.

These streets are located within the West Central Historic District. The Planning staff feels that this portion of these two streets are not intended to be used as primary traffic movers.

6. Calhoun Street between Berry and Superior be changed to a collector.
7. Thieme Drive from Main Street to Washington Boulevard be changed from arterial to collector, for the same reason as stated in item (5) above.
8. Ardmore Avenue not be widened to four (4) lanes south of Jefferson Boulevard.



ORIGINAL

Admn. Appr. \_\_\_\_\_

COUNCILMANIC DISTRICT No. 4

DIGEST SHEET

ORIGINAL

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - CD&P 09

SYNOPSIS OF ORDINANCE 5221 Illinois Road 3-86-08-17

EFFECT OF PASSAGE Property is now zoned RA - Suburban Residential.

Property will become B-3-B - General Business District.

EFFECT OF NON-PASSAGE Property will remain RA - Suburban Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \_\_\_\_\_

(ASSIGN TO COMMITTEE (J.N.) \_\_\_\_\_



# Division of Community Development & Planning

BILL NUMBER

## BRIEF TITLE

## APPROVAL DEADLINE

## REASON

Zoning Ordinance Amendment

### DETAILS

#### Specific Location and/or Address

5221 Illinois Road

#### Reason for Project

To legalize a non-conforming use, and to allow for replacement of the existing structures.

#### Discussion (Including relationship to other Council actions)

15 September 1986 - Public Hearing

James Springer, attorney representing the petitioners, Ewing-Adams Development, Inc., and Ewing Nursery & Landscaping stated that the property was originally developed as a nursery while in the County and their business as such was legal in the County. He stated when annexed it was brought into the City as an RA, which allowed them to continue the nursery business as a legal non-conforming use. He stated though that in order to due any alteration to the business they needed to be correctly zoned. He stated they are proposing construction of a building to store their equipment. He stated that they have agreed to put in their share of the access road when it is required.

The question was raised regarding what type of construction would be necessary regarding the upgrading of the Lawrence Drain.

Ben Eisbart suggested that the petitioners meet with the staff and see what they would be expected to contribute to the Lawrence Drain improvements.

### POSITIONS

### RECOMMENDATIONS

#### Sponsor

City Plan Commission

#### Area Affected

City Wide

Other Areas

#### Applicants/ Proponents

#### Applicant(s)

Ewing-Adams Development Inc.

City Department

Other

#### Opponents

#### Groups or Individuals

Basis of Opposition

#### Staff Recommendation

☒ For

☐ Against

Reason Against

#### Board or Commission Recommendation

#### By

☒ For

☐ Against

☐ No Action Taken

☐ For with revisions to conditions  
(See Details column for conditions)

#### CITY COUNCIL ACTIONS (For Council use only)

☐ Pass

☐ Other

☐ Pass (as  
amended)

☐ Hold

☐ Council Sub.

☐ Do not pass



**DETAILS**

There was no one present who wished to speak in favor of or in opposition to the proposed rezoning.

22 September 1986 - Business Meeting

Motion was made to PERFECT to a B-1-B and to return the ordinance to the Common Council with a DO PASS recommendation with the following conditions:

- 1) Provide recorded document, in a form acceptable to the City, that provides a 40 ft frontage road easement at the front of this parcel, and;
  - a) provides that such frontage road shall be constructed at the owners expense when required;
  - b) that all driveways are subject to review and closure, at the owners expense, when required by the City;
  - c) that any and all obstruction to the construction of that frontage road shall be removed at the owners expense
- 2) That a plan for a landscape buffer be submitted and approved by the CD&P Landscape Architect, that provides a 6 ft high buffer along the south property line.
- 3) Contribute to reconstruction of Lawrence Drain, based on a pro-rata or fair basis.
- 4) Once the frontage road is constructed, any existing free standing signs are to be relocated 5 feet south of the 40 foot easement, sign area is not to exceed 32 sq ft and the height is not to exceed 6 feet.

**POLICY/PROGRAM IMPACT**

Policy or  
Program  
Change

☐ No

☐ Yes

Operational  
Impact  
Assessment

(This space for further discussion)

5) Sign lighting is to be approved by the Street Light Engineering Department, and should prevent glare to passing motorists, and or abutting property owners.

motion carried. Of the seven members present 6 voted in favor one (1) did not vote.

A Declaration of Covenants, Conditions and Restrictions has been recorded and a copy of said Declaration is on file in the City Plan Commission agreeing to the stated conditions.

**Project Start**

**Date** 15 August 1987

**Projected Completion or Occupancy**

**Date** 2 February 1987

**Fact Sheet Prepared by**

Patricia Biancaniello

**Date** 2 February 1987

**Reviewed by**

*Gay Bester*  
**Reference or Case Number**

**Date**

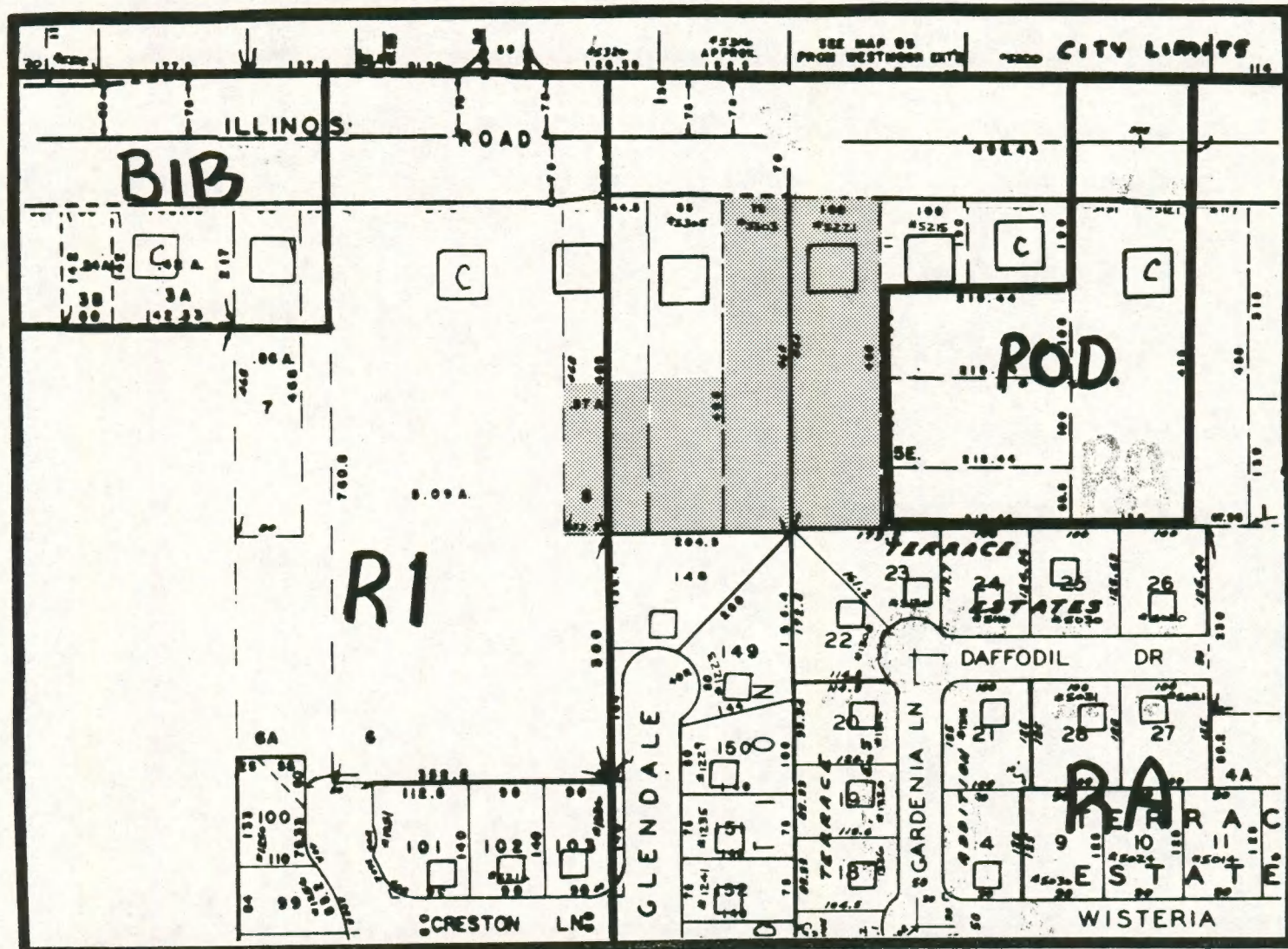
*9 February 1987*



A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN R-A TO A B-3-B DISTRICT.

MAP NO. F-2

COUNCILMANIC DISTRICT NO. 4



## ZONING:

## LAND USE:

RA RESIDENCE 'A'  
 R1 RESIDENTIAL DISTRICT  
 BIB LIMITED BUSINESS 'B'  
 P.O.D. PROFESSIONAL OFFICE DISTRICT

□ SINGLE FAMILY  
 □ C COMMERCIAL

SCALE: 1"=200'

DATE: 8-29-86





BILL NO. Z-86-09-17 (as amended)

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of Fort

Wayne Zoning Map No. F-2

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(~~RESOLUTION~~) DO PASS

YES

NO

Janet G. Bradbury JANET G. BRADBURY  
CHAIRPERSON

Charles B. Redd CHARLES B. REDD  
VICE CHAIRMAN

Thomas C. Henry THOMAS C. HENRY

Paul M. Burns PAUL M. BURNS

Ben A. Eisbart BEN A. EISBART

CONCURRED IN 2-24-87

SANDRA E. KENNEDY  
CITY CLERK